City of Longmont Park Design Guidelines

The purpose of these guidelines is to provide general direction to staff and consultants when designing a City of Longmont project. Staff shall utilize these as basic direction to the consultant. Consultants shall incorporate these guidelines into their design.

1. General

(a) All park elements shall comply with most current ADA, ASTM, AASHTO, CPSC, MUTCD, local and international building codes; and other industry guidelines**.**

(b) All designs shall follow City of Longmont Design Standards and Construction Specifications – most current update and current approved materials lists.

(c) Variances from these standards must be requested specifically in writing. The form, in Appendix A, must be submitted with each design to confirm adherence to standards and list items requesting variance.

(d) Cut sheets of all manufactured equipment (components and colors) to be submitted to Natural Resources for approval as part of the design. Where multiple models/specifications are listed on a cut sheet, those installed must be clearly indicated. Playgrounds must include 3-D and plan view drawings of the proposed area and list of all component parts.

2. Playgrounds

(a) GENERAL: All designs shall meet General Requirements (above) and provide IPEMA product certificates where available. When IPEMA certification is not available, 3rd party inspection and certification to ensure that they meet ASTM and CPSC requirements is required. Specify only IPEMA member manufacturers and components not being phased out.

(b) INSTALLER REQUIRMENTS: All playground equipment and surfacing installers shall be Certified Playground Safety Inspectors (CPSI) from the National Playground Safety Institute (NPSI) with a minimum of 5 years' experience. Provide certifications with Bid. Installation shall meet manufacturer's specifications.

Construction shall include an inspection of play equipment staking certifying fall zone compliance is met prior to installation of play equipment. A letter shall be provided to the City documenting the inspection and certification.

(c) MATERIALS:

i) Resilient Surfacing: Playground surfacing allowed must meet ADA, ASTM, CPSC, and includes: Poured in place resilient, rubber resilient tiles (limited products), recycled crumb rubber or Engineered Wood Fiber. Loose

resilient surfacing materials to also include mats under all spinning or swinging equipment. Non- ADA compliant surfacing types must be combined with compliant surfacing types to provide overall ADA compliance for the playground.

ii) Equipment: 4" post size minimum; slashproof seats with cushion edges on swings; spring toys to be minimized—if using, a C type spring, not coiled is required; digger toys to be minimized; steering wheels only with direct attachment to structure – not to a panel; panels to be durable and interactive – no gear driven panels without specific approval .

iii) Equipment excluded: Equipment shall not include the following materials without specific approval from Natural Resources: wood components; metal slide beds; vinyl or other plastic coated chain; and fiberglass play elements without specific approval. Swing top rails shall not have welded attachment. Overhead track rides should have replaceable end cap.

d) DESIGN:

i) Use standard colors for all equipment. City shall select colors from manufacturers list.

ii) Curb wall: All playgrounds to have a concrete curb wall to hold resilient surfacing. Curb wall height to be adequate to keep material from tracking or blowing outside play area (adjust wall height or look at other means to contain material – approximately 4" above resilient surface needed for loose materials.

iii**)** Drainage: All playgrounds to have a perforated pipe underdrain wrapped with fabric and gravel with cleanouts (located outside curbing and inside a valve box for access).

iv) Playground design encouraged to include the following due to popularity: spiral slides; freestanding spinners; swings (and especially those with higher top rail); climbing feature (walls).

v) Provide separate play areas for tots vs older kids where possible, but include components for all age groups. Universal access is desired wherever possible.

vi) Shade: Keep trees and shrubs out of traffic zones in and around playgrounds to the extent possible – eliminate or greatly minimize small shrub beds or small tree rings within hardscape areas. Use railings or other means to discourage traffic through shrub beds. Fabric shade canopies are discouraged.

vii) SEATING: Place benches outside play curbing on concrete pads with ADA access as needed.

viii) SAND PLAY ELEMENT: Locate sand play areas (if any) away from rubber resilient surfacing. Locate loose surfacing and sand areas away from water splash grounds.

ix) Water splash grounds to be designed to maximize access to components for ease of long term maintenance and safety. Straight sleeved runs of piping to nozzle locations are required. Provide sauna tube cold joints around each nozzle. Use reputable manufacturer with highly durable products (in particular bollard activator buttons). Surfacing shall mediate slip and fall issues – stained + sealed concrete not allowed. Use low flow components / nozzles and use only where waste water can be intercepted downstream for irrigation use in a park site.

x) Turn over items: include in specifications to provide a written warranty; touch up paint and special tools if needed at the end of construction. Installers shall complete and provide Playground Site Information, Appendix B

3. Shelters

(a) GENERAL:

i) Shelter manufacturer shall provide a 1-year warranty against defects in materials and workmanship.

(b) MATERIALS: Steel, stone or masonry columns (or combination); standing seam pre-finished, galvanized metal roof with tongue and groove sub-roof.

i) Concrete pad shall meet City of Longmont Design Standards and Construction Specifications and Approved Materials List.

(c) DESIGN:

i) 8’ minimum to the bottom of the eave

ii) Exposed beams & tops of columns or ornamentation to eliminate bird roosting areas

iii) Top of concrete footings to be flush with surrounding shelter pad around entire footing

iv) Wrap fascia w/ pre-finished metal to match roofing including drip edge.

v) No raised lip or snow guards on shelters

vi) Where shelters and restrooms (or other roofed buildings) occur on the same site – a common roofing type is to be used so color and configuration can be matched.

vii) Avoid column base design that could assist climbing.

viii) Exposed wood shall be treated with a clear stain to preserve.

ix) Include GFI outlets with metal cover (one shelter per park minimum). Face of GFI outlet boxes to be installed so they are flush with column face. See electrical for more detail.

x) Concrete pad to extend 12” minimum beyond eave drip edge. Drainage outside of shelter must sheet flow away from high use areas

xi) Colors to be approved by Project Manager. Standard pre-finished colors to be used.

xii) Lighting is optional but generally is not included inside shelters. Adjacent pedestrian pole lights may be used to light general area of shelter. Where directed to have lighting within the shelter, conduit shall be run interior to the columns with a sweep through the concrete footing. Minimize exposed conduit. See Electrical.

xiii) Cupolas, solar tubes or skylights are encouraged for natural light & ventilation.

4. Buildings

(a) GENERAL

i) A minimum 1-year warranty against defects in materials and workmanship shall be provided on all buildings. More extensive warranty requirements may be necessary for specific projects.

ii) Green building products to be suggested where warranted. Cost and durability information to be provided for City review and consideration as part of the project design.

iii) Unisex restroom design is desired where daily occupancy estimates allow.

iv) Also see Electric and Plumbing sections for additional requirements.

(b) MATERIALS:

i) Structure: Masonry, steel, stucco (dryvit is not allowed), glazed brick or stone structures required; minimize exposed wood in public areas or obtain approval from Project Manager. Sealed masonry block (if color integrated) or smooth painted CMU is standard for exterior.

ii) Roofing: Galvanized, metal pre-finished roofing system required with snow guards only over access doors –

iii) Doors: Doors to be all steel doors (14 gauge) with continuous laser welded seam. Exterior (staff only) access doors to be protected using a lock guard. Doors to also include a kick plate at the bottom.

iv) Door locks: All exterior public access doors to include an electro-magnetic door lock – see Electric

v) Downspouts & Gutters: Use sturdy steel piping for gutters and downspouts where needed. Use snow guards where needed over access points.

vi) Flooring: Stained and sealed concrete or Epoxy flooring (preferred) over concrete is required in all building rooms unless otherwise directed.

vii) Walls and Ceilings (in publicly accessible spaces): Painted Hardisoffit with backing; Painted cement board with plywood backing; glazed CMU; or durable floor tile (for walls) with minimal grout joints required.

viii) Interior spaces to be painted with commercial grade epoxy based paint.

ix) Changing tables to be a pre-cast, stained and sealed concrete table.

x) Partitions to be boiler plate or equal sturdy steel if needed.

(c) DESIGN:

i) Changing tables are required in all uni-sex and in both gender segregated restrooms. Tables are to be attached to the wall with very heavy duty brackets.

ii) Restroom stalls to be attached solidly to both floor and ceiling.

iii) Provide a plumbing chase room where all piping, valves and controls are located, including small maintenance area including a mop sink and provide two (small) shelves for supply storage (toilet paper and cleaning supplies) plus mop and broom holders.

iv) Parks identified for additional storage to include space within chase room sufficient for storage of EZ-Go cart. Durable double leaf door to be used in these areas. Include exterior pad and hose bib for cleaning carts.

v) 8’ ceiling and exterior soffit height minimum is required.

vi) Natural light is strongly encouraged. Sturdy skylights (non-opening) or solar tubes are encouraged.

vii) Door locks: Magnetic door lock to be enclosed in metal framed enclosure. Include privacy lock in door handle that only allows locking when door is in closed position. Doors that will be accessed by Recreation Services or user groups to have key pad entry lock. See 7.b.xiii for more information.

viii) Locate public access door towards street or parking lot for enhanced surveillance / public safety but not facing south if possible to minimize door expansion.

ix) Locate trash & recycling receptacles on exterior of restroom.

x) Finishes: Paint and finish colors to be approved by Project Manager.

xi) Vines and/ or shrubs to be planted on exterior of buildings to prevent vandalism where possible.

xii) Provide port-a-john enclosure and concrete pad with access for servicing for high use / year round areas as directed by the Project Manager. One option is to provide a space directly outside the restroom. Accommodate maintenance access for servicing.

xiii) Roofing to eliminate raised lip at soffit line otherwise. Wrap fascia w/ metal roofing including drip edge. Match other existing roofing type and color found on site to the extent possible and where desired.

xiv) Downspouts & Gutters: Include sturdy steel downspouts where needed to eliminate drainage onto high use walkways; downspouts to extend below concrete flatwork and be piped into storm drainage system. For most situations sheet flow off the roof is acceptable with snow guards and/ or roof extensions over access points per roofing (above).

xv) Flooring: Floor drain is required in all building rooms unless otherwise directed. Floor coving (integral with epoxy flooring) is required.

5. Restroom Accessories

(a) MATERIALS - See approved materials list – Appendix C.

(b) DESIGN

i) No mirrors or soap dispensers are to be used in public restrooms.

ii) No paper towel dispensers or trash cans—use semi-recessed electric dryer.

6. Plumbing and Fixtures

(a) MATERIALS - See approved materials list – Appendix C.

i) Stainless steel fixtures are typical.

b) DESIGN

i) Sanitary service to be cast iron from inside the building to the clean-out outside the building

ii) Drinking Fountains: Exterior wall mount fountain for restrooms. Other situations to use pedestal mounted, freeze-resistant fountains .Color to be brown or other color as selected by Project Manager. Include dog bowl where directed by the City.

iii) All restroom plumbing fixtures to be stainless steel or white vitreous china as determined by the City. Top spud to be plumbed to route valve into chase room with all mechanisms concealed.

iv) Commercial hose bib (1-1/2" size) to be provided outside stadium seating, concessions and restroom areas for maintenance use in Community Parks, 3/4" size to be provided outside restrooms in other park and trail areas.

v) Jug filler to be included on exterior of restrooms where directed by the City and shall include floor drain below.

vi) Water supply curb stop to be installed directly outside restroom or other visible location. Provision for winterization of plumbing systems via nipple for compressor is required.

7. Mechanical / Electrical

(a) MATERIALS – See approved materials list – Appendix C.

i) LED lighting encouraged where appropriate.

(b) DESIGN

i) Heating / Venting: Hard wired heating system required in chase way to maintain ambient temperature above 40 degrees F but not greater than 49 degrees F except as needed for all-year accessible restroom buildings.

Any venting between restroom and chase to be secured and screened to prevent viewing into restroom.

ii) Fan in restrooms to be activated to turn on/ off with separate timer for adjustable run time during open hours. Fan in pump houses to be of sufficient size to eliminate heat damage to pumps.

iii) Appliances: Energy star appliances and other green building products to be suggested where warranted. Provide cost and durability information to Project Manager for review during design.

iv) Outlets: GFI outlets in shelters are to have individual dedicated circuits to each outlet (25 amp minimum) with metal non-locking covers. Outlets inside restrooms (if any) to have flat metal face plate screwed over outlet; no other face plate is needed. No plastic or aluminum covers allowed. Outlet receptacles to be flush mounted to shelter columns with box inset into column masonry (where applicable). Shelter outlets are to be included in locations as determined by Project Manager.

v) Lighting: Pedestrian free standing light poles to have lens above bat reaching height (15' +/).

vi) All lighting to be fully shielded to meet City development code 15.05.140.

vii) Electric fixtures shall have individual components replaceable; no integral fixtures.

viii) Park lighting and exterior lights shall be timer and photocell controlled.

- Timers to be digital systems (see Approved Materials List).
- Safety lighting circuit: exterior light at restroom entry doors and a single light in parking lot near entry are to be wired separately for safety. Other lights in parking are not considered part of safety circuit. Safety circuit lights are to be night activated using photo cell only. Other lights to be set to go off completely after park closing via timer & photocell.
- Fixtures to utilize standard list stocked by the City, if applicable. Use standard fixtures for underpass lighting in all cases. Other lighting should match previous projects where possible to minimize stocking and replacement issues. Designer to check with manufacturer to make sure specified fixtures and equipment are not due for discontinuation in foreseeable future. Specify only products that have individual replacement parts to eliminate need to replace entire fixture (no integral fixtures allowed).
- Lighting in restrooms to be activated using a motion detector and timer to shut off after 5 minutes. Use higher wattage, low energy bulbs in restroom interior to obtain good light coverage. Specify fixtures with low cost / extended life / low energy use for bulb replacement.

ix) Sports lighting to have full light pollution cut-off features. Sports lighting to have ballast at accessible (ladder) height and shall have main shut off controls accessible to sports groups via an exterior control box mounted for ground level access.

Sports courts (and other special use areas) to include a push-button activation timer including an alarm prior to shut down.

x) Lighting shall have polycarbonate lens. Up lights shall be water tight and also include a rock guard. Underpass lighting to include cage around fixture. All guards to be stainless steel (not cast aluminum).

xi) Underpasses with limited visibility to have warning strobe light (per City of Longmont Design standards and Construction Specifications Approved materials list).

Underpasses to include a high water detector tied to the City Iconics Scada system.

xii) Electric hand dryers: to be used instead of paper towels.

xiii) Electric door locks: electro-magnetic type and shall also include a privacy lock. See Approved materials list in Appendix C. Assembly is to be specified along with any other necessary appurtenances. Lock to be connected to time clock and power supply including other appurtenances required for a complete and functional installation so that doors can be locked on a specific schedule. In case of power failure lock is to default open. Door lock to be keyed to code 34BE1.

Include sign (see Signage) and privacy lock (see Buildings) if using mechanical circuit breaker.

Protect magnetic lock in metal framed enclosure (see Buildings).

xiv) Exterior keyed deadbolt shall be included on all restroom doors for winter closure – blank face plate on interior.

xiv) Electrical system will be cold sequenced at the meter.

xvi) Skate parks and other specific areas identified by Parks to provide a pole for mounting of a surveillance camera – (Parks to provide camera) Pole location to consider maximizing surveillance of area.

8. Dumpsters

a) DESIGN

i) Enclosures to be provided at Community Parks as directed by the Project Manager. Most situations do not require a dumpster.

ii) Enclosures to provide for dumpster dimensions—check with Sanitation Division for current dimensions.

iv) Dumpster interior slab to include bumper stops for wheels.

v) Dumpster location to provide for accessibility of trash trucks but discourage illegal dumping. Screening or even roofing is appropriate.

vi) Dumpster slab to have 5% maximum graded apron on service side.

vii) Solid, locking gate required.

9. Walks / pads

a) MATERIALS: See City of Longmont Design Standards and Construction Specifications and Approved Materials List.

i) Crusher fines to use 3/8” minus material with 6% passing a 200 mesh sieve. Angular material is required. Color may be site specific, to be approved by the Project Manager.
ii) Crusher fines to include mirifi fabric (140) or approved equal.
iii) Crusher fines to include hex (poultry) wire with 1” maximum opening in prairie dog areas.

b) DESIGN: Design shall meet or exceed City of Longmont Design Standards and Construction Specifications and meet ADA. Design will also meet AASHTO guidelines where possible.

i) All paths to be 8' minimum width for maintenance access – some areas may need to be 10' width or greater. Paths with Jet truck access to be 10' min.

ii) Design a driving route through park site for maintenance and trash pick-up. Access off roads and path clearance for patrol and maintenance vehicles is needed.

iii) Control joints in concrete to be at frequent enough intervals to eliminate or minimize cracking. Joints required at corners of structures. Tooled joints to be utilized as dictated by the design in plaza areas and larger pads.

iv) Concrete to be used for all picnic table and grill pads. Pad to match adjacent path surfacing material for benches and trash cans.

v) Concrete mow band to be installed under all fencing except where adjacent surface is crusher fines – where crusher fines mow band can be used.

vi) Crusher fines to be installed at 6" minimum compacted depth over poultry wire (where needed) and mirifi fabric and cross sloped at 2" as needed for drainage. Pin wire and fabric to soil as needed to prevent any lifted areas. Excavate 6" depth of site soils and form edges of path using concrete forms, compact subgrade to 95% standard proctor and install crusher fines in two, 3" minimum lifts wetting and compacting with each lift. Finish surface should be firm and compact. Remove form boards carefully while backfilling to prevent spill onto crusher fines path.

10. Railings & Fencing

a) MATERIALS:

i) Chain-link – 9 gauge galvanized with top and bottom rail. No vinyl coating allowed. Closures to use pad-lockable U latches.

ii) Ballfield Backstops – 9 gauge fabric in top 16' of fencing and hood; and 6 gauge fabric in bottom 10' section of fencing. Three horizontal 2-3/8" fabric support rails in lowest section of fencing.1" thick recycled plastic (trex or equal) boards at bottom of backstop. .

iii) Chain link maintenance gates (fence height) to have standard locking "U" latches.

iv) Post and Wire – high tensile smooth wire with wire spacers and tensioners

v) Prairie dog enclosures – Cedar pickets (4' high) with 4' widths of 1" mesh poultry wire

iv) Maintenance & Pedestrian Gates – Use standard agricultural steel gates. Gates exceeding 4' width to have a stability wheel and post to lock in open position. Pedestrian gates to have a two way gate latch. Spring self-closure required for pedestrian gates.

b) DESIGN:

i) Steel safety railing (barrier) to be provided where drop exceeds 18" finished with epoxy paint (black standard). Openings to not exceed AASHTO standards for spacing or playground safety standards if near a playground.

ii) Chain link fencing standard is 8' height in most areas, with 10' height for ballfield outfield fencing and other areas as directed. All fence posts to be set in concrete.

iii) Post and wire fence –stapled to pressure treated wood posts. Use 7 strands to prevent dogs beyond fence, and use 5 strand with wildlife clearance in habitat areas as directed. Set gate posts, corner posts and end posts in concrete with cross bracing as needed.

iv) Dog park fencing to use post and dowel fencing with wire mesh <u>on inside</u> (detail is available). Posts to be set in concrete as per post and wire fence types above. Use heavy gauge LONG staples or screws with oversized washers to attach fabric to posts and rails and gates. Wire mesh shall be trenched in slightly below finish grade affording no gaps between finish grade and the bottom of the mesh. If seeding or sod is applied to finish grade adjacent to the fence, install mesh first, so the bottom of the mesh is set lower than the top of the turf. Gates to include steel kick plate over mesh at bottom of gate (both sides) and heavy-duty two part latch. Gates to include one 4' gate at each side of vestibule / entry and one 10' minimum maintenance access gate as directed. Dog parks to include pedestrian / dog entry vestibule with concrete surfacing. Concrete vestibule to be sloped for storm drainage and to allow full gate swing. Include a trash receptacle on exterior side of fence with a dog pick up station.

v) Stain fence posts and rails gray (Gray Birch Sherwin Williams stain color) to match park signs as directed.

vi) Prairie dog fencing to be installed over smoothed and leveled grade with pickets meeting grade. Install wire fabric on the prairie dog colony side of the fencing. Staple the fencing using mesh 12" up the fencing with the remaining 3' of wire spread flat across the grade in front of the fence. Bend wire at 90 degree angle at the bottom of the fence. Use 6" landscape pins to staples at 12" spacing (alternating rows of pins at 6") to secure fabric to grade. Add additional staples as needed so mesh lies flat and is completely secured to grade with no raised or loose edges. Staple pattern on cedar fencing to secure the wire completely to the pickets with no gaps or loose edges.

v) Ballfield Backstops – Bolt the recycled plastic boards to the three horizontal rails (covering all rails and fencing to the bottom of the backstop) to eliminate fence deformation.

11. Site furnishings

(a) MATERIALS

i) Thermoplastic coated seats and backs with powder-coated frames, expanded steel furnishings are standard – see Approved Materials List in City of Longmont Design Standards and Construction Specifications.

ii) Bike racks: U type racks only.

iii) Dog stations: Unpainted 4" PVC pipe on 6" post – to include use graphic universal message for dog clean up as decal on pipe.

(b) DESIGN

i) Black site furnishings are the standard color. Other colors may be suggested with City approval based on individual design needs.

ii) For all site furnishings use surface mounts where possible on concrete pad. Use in-ground mount for use within crusher fines areas. Min. 4" thick concrete pad to be installed below all picnic tables except inside shelters where 6" pad thickness is required.

Use stainless bolts to secure site furnishings to pads.

iii) Trash and recycling receptacles to use black for trash, blue for recyclables (where used). Plastic domed lids to match can color. Lid to be attached to receptacle by chain. Plastic coated, expanded steel trash receptacles to have 30 gallon galvanized standard trash cans without lids as liners. No plastic liners accepted.

Trash and recycling locations to be consolidated to minimize cans; as typical place at trailheads, park or trail entry and high use areas. Place cans no closer than 15' to table or bench pads and downwind of use areas. Use Pack your Trash signs where needed. Provide cans for dog waste at dog stations.

iv) Location of bbq grills to be placed on downwind side of shelter outside the roof line of to eliminate climbing onto shelter roofs and to minimize smoke.

v) Metal cigarette receptacles to be used outside main entry to buildings (not restrooms) and other areas as deemed appropriate.

vi) Benches are to be placed around playgrounds as needed. Include benches in dog parks. Include benches along trails at approximately ¼ mile +/- spacing and at view areas or other logical points.

vii) Bike racks to be placed at buildings, near large shelters and at restrooms, as well as at other areas where congregation will likely occur.

viii) Dog pick up station to be placed at trail and park entries and at dog park vestibule area, and other areas as approved by the City.

viv) Sports storage areas and containers shall be designed into plan and placed on concrete pad.

12. Irrigation

(a) MATERIALS: See City of Longmont Design Standards and Construction Specifications Approved Materials List.

i) Pump houses – Strongbox or pre-stressed concrete buildings as needed.

(b) DESIGN

i) PUMPS: Raw water delivery to be used where possible. Potable backup system required for raw water systems and shall be from nearby fire hydrant to fill pond or tied directly to irrigation system with removable jump bar and backflow device. Locate fire hydrant to accommodate this need.

Design pump systems to allow for limited watering window per City direction while providing ample pressure and flow.

Pump systems to be single phase if possible and where economical with long term power use.

Variable speed pumps are desirable to accommodate drip zones and low water supply.

Pumps to have self-flushing device for intake screen.

ii) Head-to-head coverage required for all irrigated areas, including where provided for native grass areas. Zone grass types (native/dry land vs. turf) separately. All trees & shrubs in native/dry land areas and shrub beds to get drip.

iii) Where sub-surface irrigation is provided – excavate entire area to 6” depth (no individual line trenching allowed); install pipe network and test in presence of Project Manager, backfill with amended topsoil. Alternate is to triple rip and amend soil, then trench in lines. Design to include provision for supplemental irrigation using a quick coupler(s) in close proximity to the subsurface irrigation zones for establishment purposes.

iv) Fertigation: Provide fertigation systems for large community park areas and as directed by the City. Tank to be in close proximity to the pump house and sized to adequately fertilize the park; eliminating excessive refilling of tank. Tank to include secondary containment and stability in windy conditions.

v) Locate quick couplers where needed for supplemental watering and for washing concrete site furnishings and shelter pads.

vi) Provide sufficient gate valves throughout the system to allow for maintaining an active system as much as possible while during repairs.

13. Landscape

(a) MATERIALS: See City of Longmont Design Standards and Construction Specifications Approved Materials List (Plant Materials List).

i) Native plants are to be used along trails and in habitat areas. Native plants or hardy adapted plants are to be used elsewhere.

(b) DESIGN

i) Design to provide diversity of tree species per City of Longmont Design Standards and Construction Specifications – Chapter 600.

ii) Shrub beds to use specified steel edging (typical) or spade cut edge (in specific situations).

iii) Recycled rubber mulch only to be used in tree and shrub beds (not floral beds) and is preferred in windy areas such as road medians.

14. Signage

(a) MATERIALS

i) Sign posts to use 6” square wood posts; stained per Approved Materials List – Appendix C; or 1-1/2” steel painted black. Provide steel painted trim guards 4” high as directed.

ii) Use tamper resistant fasteners to adhere sign face to post or backing plate.

iii) Standard Sign faces: 0.080 with rounded edges (typical); 0.125 with rounded edges for large signs.

iv) Steel backing plate –3/16” thick galvanized or painted black for all interpretive signs and all high pressure laminate sign faces. Interpretive Signs: ½” and ¾” thickness custom embedded high pressure laminate graphic panel, digitally printed fused with phenolic resins and threaded stainless steel inserts on backside for mounting.

v) Silkscreen or 3M vinyl graphics with graffiti coating overlay (see Approved Materials List – Appendix C). No die cut lettering allowed.

vi) Park Identification Signs: See detail. Powder coated steel.

b) DESIGN

i) Utilize the standard Park sign package for all new Neighborhood and District parks. Community parks design to include a custom sign package.

ii) Sign faces: Utilize universal graphic symbols where possible to minimize need for translation. Where needed, Spanish translation will be provided by the City.

Sign face and backing plate (painted black) to be used; conceal mounting where possible. Secure sign faces with tamper resistant fasteners.

Apply clear graffiti coating vinyl over full sheet vinyl sign face or silkscreened message – allow for off-gassing prior to installation.

iii) Park Identification sign, per City detail, is to be located at the entry to each new park or trailhead. Site address and hours to be included below park name.

iv) Parks standard sign package colors - Green Pantone 5545C background with white lettering. Red logo accent - Pantone 1807C.

v) Interpretive signs to be fully integrated color Izone or Folia type sign faces with full steel backing plate (painted black), inset concealed screws in back of sign face, and into metal or wood post.

Secure interpretive sign panels to backing plate with adequately sized screws and adhesive mechanical fastening. Recommended to secure edges of panel with steel frame.

vi) Sign standard messages: Park / Trail Identification; Regulations (park or trail and individual use areas as needed); Directional; Non-potable water; Pack Your Trash; Dog Station; Trail courtesy; Interpretive (if educational messages are appropriate to the site); and standard traffic signage per MUTCD.

vii) Sign post trim guards: Wrap continuous steel guard at finish grade around all 4 sides of posts where set in mowed turf areas.

15. Turn over Items

(a) General: As-built drawings: Installed locations and materials / equipment in PDF drawing format. Provide 11x17” pdf drawing and electronic file for areas noted below and other areas as needed for individual projects.

GIS assets data with GPS locations using Colorado State plane north coordinate system and projection requirement:
NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Projection: Lambert_Conformal_Conic

A data dictionary (.mdb file) will be downloaded to the Contractor's GPS unit (must be a mapping grade unit with sub-meter or less capability). Submit equipment to be used for data collection for approval prior to use. Must use ArcMap ESRI mobile application software.

i) Landscaping: GPS location and GIS assets data for trees (single or multi-stem) only.

ii) Irrigation: As-built drawing for complete irrigation system – See City of Longmont Design Standards and Construction Specifications.

iii) Playground – plan of final layout and assets data with gps location taken at center of each structure. Completely fill out Playground Site Information, Appendix B.

Footing plan

All information on equipment and installation are to be as-built.

iv) Signs – gps location and GIS assets data of sign type. Turn over a cut sheet of each sign type including full color graphics, size, supplier and materials. Designer shall provide electronic file of sign graphics in eps. and pdf. formats (2 copies) including instructions to manufacturer plus full color print for color check. Contractor shall provide full color sample (example section of sign but showing all colors) of sign panel for City color check.

v) Utilities plan with GPS locations and GIS assets data for all underground utilities including services and valves / clean-outs for secondary electrical, sanitary and storm sewer, potable and raw water, underdrains, pull boxes, manholes etc. Mainlines are typically mapped by Utilities Inspection Division.

b) Turn over items to include specialized tools, touch up paint, spare parts and tools (see City of Longmont Design Standards and Construction Specifications.

c) Maintenance manual customized to each project including unique installations, soil conditions, irrigation schedules for establishment and on-going situations. This is typically a supplement to contractor supplied O&M manuals.

Appendix A

Park Development Designer Certification

and Variance Request

_____ **Park Name**

_____ **Consultant**

_____ **Consultant Signature**

_____ **Date**

This variance request and a copy of the above Design Standards list (marked up with notations as to exceptions) must be filled out completely and submitted with 50% CDs (or as otherwise requested by Natural Resources).

Design Standards Certification Statement:

I _____ certify that the above Parks Development Standards have been used in the design of this project. I certify that only the items notated on the list below for variance, do not comply with the above standards. All other items comply with the Parks Development Standards in all respects.

Variance Request and Justification

List all items by section number, letter and description and provide justification on why a variance is needed for this project. Attach additional sheets if needed.

_____

_____

_____

_____

_____

_____

Appendix B

Playground Site Information (Contractor Provided Information)

Site Name: _____	Date Equipment Installed: _____
Date Checklist Completed: _____	Checklist Completed By: _____

1. Manufacturer's information

Equipment Manufacturer: _____

Manufacturer Representative: _____

Representative Contact: _____

Representative Address: _____

Representative Phone: _____

Representative Email: _____

2. Insurance Certificate (attach copy)

Product Liability Limits: _____

3. Maintenance (attach copy of instructions)

4. List of play components and parts (attach list)

5. Manufacturer's installation drawings & instructions (attach drawing)

6. Compliance Letters (attach letters / Certificates of Compliance)

a) Fall Zone Compliance

b) Equipment compliance (ASTM F1487, CPSC handbook); IPEMA certificate(s), or 3rd Party inspection

c) Installation compliance (ASTM F1487, CPSC handbook)

d) Surfacing compliance (ASTM F1292, ASTM F1951); IPEMA certificate(s)

7. Specifications and bid documents

a) Equipment

b) Surfacing

8. Purchase order, contract & award documents (attach record documents)

9. Site plans and drawings (attach drawings)

Appendix C

Approved Materials List

Buildings

1. Door Lock Guard**:** Model LG-1 with specified finish & material to match building / door. Robert Brooke & Associates (supplier) – PO Box 2010, Birmingham, MI 48012-2010 1-800-642-2403.
2. Door Locks: All locks to be Best 'Access System' with removable cores. Contractor is to provide construction cores. City will install permanent cores.
3. Grab bars: Bobrick model B-6206 (36" or 42"), or approved equal.
4. Toilet paper holder: Aslin, double roll, white, slow-rolling model TPD0200SR w/ friction sleeve.
5. Drinking Fountains: (Exterior wall mount) —Murdock model M-33 (ADA wall mount with stainless drain pan) is standard.

   (Pedestal mount freeze resistant) - Murdock model M-43. Color to be brown or other color as selected by Project Manager.

   Toilet fixtures: (Porcelain) American Standard Elongated water saver Madera toilet (floor mount) model 3043.102 with plastic seat and no seat cover.

   (Stainless Steel) - Bradley Chase mounted blowout jet stainless steel toilet model WC7335.
6. Toilet valves to be Sloan Regal or Zurn equivalent. Model number to be appropriate to specific installation. All valves to be equipped with Sloan B73A handle, ADA compliant with less than 5# actuating pressure or Zurn equivalent.
7. Urinal fixtures (Porcelain) - American Standard Allbrook model 6541.132. Valves to be Sloan Regal or Zurn equivalent. Model number to be appropriate to specific installation. All valves to be equipped with B73A handle, ADA compliant with less than 5# actuating pressure or Zurn equivalent.
   (Waterless) - Falcon Waterfree Urinal MAY be allowed.
   (Stainless) – Bradley chase mounted stainless steel washout urinal, model URI8100.
8. Sink fixtures: (Porcelain) - American Standard Vitreous China Declyn wall hung model 0321.026.
   Stainless – Bradley chase mounted barrier free rectangular, Model LAV6101.
9. Faucets to be Moen model 8884 single push button, slow closing faucet without waste control for single inlet. Delta model 501WFHGMHDF, chrome single lever for dual inlet. Escutcheon plate model 99457. With grid drain,

use braided stainless steel water supply lines with stop, 1-1/4” cast brass offset tailpiece and P-trap, Truebro Model 103 ADA protective pipe cover kit. Cold water only is typical.

10. Jug filler: MDF is suggested manufacturer.

11. Electric hand dryer: World Model RA-5.

12. Electric door locks - electro-magnetic type. Assembly has three main parts including: 1) Door lock - MagForce 390+ high security lock by Schlage / Ingersoll. (single doors), 392+ for double doors including mullion, or 391+ for split armature doors without mullion, 2) Locknetics Series 510 12/24 VDC power supply. Lock to include power door bypass - circuit breaker using a motion detector or mechanical circuit breaker to release door for egress while in lock mode , and 3) Tork #DG100 7-day electronic programmable clock with battery back-up and auto daylight savings adjustment timer. Assembly is to be specified along with any other necessary appurtenances.

13. Timers - Tork #DG100 7-day electronic programmable clock with battery back-up and auto daylight savings adjustment timer.

14. Sports lighting: Musco or approved equal.

15. Picnic table hold-down kit: Playworld Systems, Model: ZZXX1409 or approved equal.

16. BBQ grills: Pilot Rock A-20/S B2 grills with adjustable shelves and double-reinforced fire box.

17. Cigarette receptacles: Penn ash tower #PN5 powder coated black or Pilot Rock Smoker’s stack powder coated black #SS/P/CY-1.

18. Subsurface irrigation: Netafim or KISSS.

19. Landscape Mulch: See City of Longmont Design Standards and Construction Specifications Approved Materials List.

    Recycled rubber mulch is also approved for use in high wind areas.

20. Sign post stain: Gray Birch – Sherwin Williams stain color.

21. Interpretive Signs: Rhino Core and Fossil are approved manufactures. 10 year minimum warranty for fading and delamination.

22. Sign Graffiti Coating: 3M 3640 GSP.